



LINKHOMES
ESTATE AGENTS

Link Homes

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Total Area: 60.8 m² ... 655 ft² (excluding garage)
All measurements are approximate and for display purposes only



Flat 9, 39 Lake View Court, Mount Pleasant Road, Poole, Dorset, BH15 1TX
Guide Price £240,000

**** STUNNING VIEWS OVER POOLE PARK LAKE **** Link Homes Estate Agents are delighted to present for sale this two bedroom, second floor apartment situated in the BH15 postcode and just moments from the popular Poole Park. Benefitting from an array of standout features including a separate modern kitchen with integrated appliances, a good sized living room with views overlooking Poole Park, bay windows to bedroom one, a bathroom with a separate W/C, a single garage with an up and over door and a communal roof terrace. This is the perfect first time buy in a truly great location!

Lake View Court overlooks the popular Poole Park area, a short walk away you will find Poole Hospital, The Lighthouse (Poole's centre for the arts), Poole's historic Quay, Asda supermarket and The Dolphin Centre with shops such as H&M, Primark and Beales Department Store just to name a few. Poole Bus Station and Train Station are approximately 0.5 miles away with direct access to Bournemouth Town Centre and London Waterloo. A short drive away you will find Sandbanks and its award winning blue flag beaches.

The mention of any appliances and/or services within these Sales Particulars does not imply that they are in full and efficient working order. All measurements have been taken using a sonic tape measure or laser distance meter and therefore may be subject to a small margin of error. Whilst we endeavour to make our Sales Particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly if contemplating travelling some distance.





Second Floor

Entrance Hallway

Smooth set ceiling, ceiling light, entry phone system, two radiators, power points, internet point, built-in storage cupboards, front door to the front aspect, airing cupboard with the water cylinder enclosed and shelving, thermostat and carpeted flooring.

Living Room

Coved and smooth set ceiling, ceiling light, dual aspect UPVC double glazed windows to the side and rear, radiator, power points, television point and carpeted flooring.

Kitchen

Smooth set ceiling, ceiling light, UPVC double glazed window to the rear aspect, wall and fitted units, boiler, four-point gas hob with integrated oven and stainless-steel extractor fan above, space for a longline fridge freezer, stainless steel sink with drainer, tiled splash back, feature under counter lighting, integrated washing machine and a fold-up breakfast bar.

Bedroom One

Smooth set ceiling, ceiling light, UPVC double glazed bay window to the side aspect, radiator, power points, television point and carpeted flooring.

Bedroom Two

Smooth set ceiling, ceiling light, UPVC double glazed window to the side aspect, radiator, power points and carpeted flooring.

Bathroom

Smooth set ceiling, ceiling light, humidistat extractor fan, panelled bath with overhead shower and glass shower screen, wall mounted sink with under storage, radiator, shaving point, wall mounted mirror and tiled flooring.



Separate W/C

Smooth set ceiling, ceiling light, extractor fan, toilet, wall mounted sink with under storage, wall mounted mirror, radiator and tiled flooring.

Outside

Garage

Single garage in a block with a flat roof, up and over door.

Parking

Permit parking for residents and visitors.

Communal Roof Terrace

Laid to lawn with patio tiles.

Agents Notes

Useful Information

Tenure: Leasehold
Lease Length: 88 Years Remaining
Ground Rent: Peppercorn
Managing Agents: Foxes Property Management
Service Charge: Approximately £1,200 per annum
EPC Rating: C
Council Tax Band: C - Approximately £1,909.11
Management Company: Foxes Property Management

Stamp Duty

First Time Buyer: £0
Moving Home: £0
Additional Property: £12,000